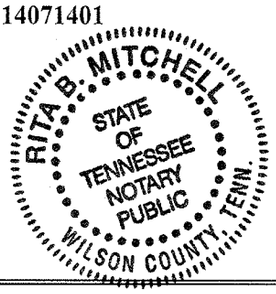
Davidson County DEEDWARR
Recvd: 09/02/14 11:30 3 pgs
Fees:18.00 Taxes:747.40
20140902-0079662

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071401** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires: 1-05-2016

WARRANTY DEED

Address New Owner: Danna J. Grigson and William J. Cramer 1000 Fitzpatrick Rd Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-04-0-196.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek J. Pence and Jessica F. Hornsby now known as Jessica Pence, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danna J. Grigson and William J. Cramer, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 402, SECTION 7, LARCHWOOD, as shown on plat of record in Plat Book 6900, Page 274, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derek J. Pence, unmarried, and Jessica F. Hornsby, unmarried by Special Warranty Deed (Corporation) from Federal Home Loan Mortgage Corporation, by its duly authorized Attorney in Fact, National Default REO Services, a Delaware Limited Liability Company d/b/a Fist American Asset Closing Services (FAACS) recorded on the 11th day of March, 2009 in Instrument No. 20090311-0021961, in the Register's Office of Davidson County, Tennessee. Derek J. Pence and Jessica F. Hornsby having since married.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, LARCHWOOD, as recorded in Plat Book 6900, Page(s) 274.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7216, Page 574.

Easement for Sanitary Sewer, recorded in Book 7416, Page 233.

Easement for Water Main, recorded in Book 7416, Page 296.

This is improved property located at 1000 Fitzpatrick Rd Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2014.

Derek J. Pence
By Jessica H. Pence as the Attorney in Fact

Jessica F. Hornsby now known as Jessica Pence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek J. Pence by Jessica H. Pence as Attorney in Fact and Jessica F. Hornsby now known as Jessica Pence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

This instrument was executed by using Power of Attorney filed of record in Instrument Number _____said Register's Office.

True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dawson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-5-2016

Notary' Seal (if on paper)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.